

TEXAS TRANSPORTATION COMMISSION

BELL County

MINUTE ORDER

Page 1 of 1

WACO District

In the City of Temple, Bell County, on SL 363, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 917, at Page 220, and Volume 919, at Page 465, Deed Records of Bell County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the transfer of highway right of way to a governmental entity that is assuming or has assumed jurisdiction, control, and maintenance of the right of way for public road purposes. If, in the future, the tract is no longer used for public road purposes, the tract shall immediately and automatically revert to the State of Texas.

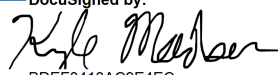
The City of Temple, Texas (the city) is assuming or has assumed jurisdiction, control, and maintenance and has requested that the tract be transferred to the city.

IT IS THEREFORE ORDERED by the commission that the tract, as shown on Exhibit A, is removed from the state highway system.

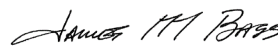
IT IS FURTHER ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to the City of Temple, Texas; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

IT IS FURTHER ORDERED that, if the tract ceases to be used for public road purposes, it shall immediately and automatically revert to the state.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC
Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD...
Executive Director

115828 Aug 27 2020

Minute	Date
Number	Passed

EXHIBIT A

Page 1 of 4
June 9, 2014

County: Bell
Highway: Loop 363
Limits: At SP 290 (1st ST)
Cont. 320 Sec. 1
CSJ: 0184-04-046

Property Description
For Tract 1

Being 3.082 ACRES (134,235.07 square feet), situated in the MAXIMO MORENO SURVEY, ABSTRACT 14, Bell County, Texas, being out of and a portion of a called 29.049 Acre tract conveyed to the State of Texas in Volume 917, Page 220, Deed Records of Bell County, Texas and being all of that called 0.029 acre tract conveyed to the State of Texas in Volume 919, Page 465, Deed Records of Bell County, Texas and being more particularly described as follows:

COMMENCING at a found type II Texas Department of Transportation (TxDOT) monument on the north right of way of Loop 363, (Volume 917, Page 220), being on the south line of Lot 1, Block 1, Temple College West Campus Subdivision, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet C, Slide 281-C, Plat Records of Bell County, Texas;

THENCE South 73° 48' 51" East, 335.04 feet, with the north right of way of Loop 363 (Record South 71° 50' 00" East) and with the south line of said Lot 1, Block 1 (Record South 73° 48' 46" East), to a set 5/8" iron rod with aluminum cap stamped "TXDOT", being the most southerly, southeast corner of said Lot 1, Block 1 and being the southwest corner of said 0.029 acre tract, for the POINT OF BEGINNING;

THENCE with the eastern line of said Lot 1, Block 1 and with the west right of way of State Highway 290 / U. S. Highway 190 (Volume 917, Page 220), the following two (2) courses and distances:

- 1) North 60° 38' 28" East, 71.48 feet, also with the northwest line of said 0.029 acre tract (Record North 63° 12' 30" East, 70.76 feet, Vol. 919, Page 465), to a set 5/8" iron rod with plastic cap stamped "ACS", being the most easterly, southeast corner of said Lot 1, Block 1 and being the north corner of said 0.029 acre tract, for a corner of this tract;

- 2) North 16° 16' 10" East, 531.19 feet, with the eastern line of said Lot 1, Block 1 (Record North 16° 14' 22" East, 532.55 feet, Cabinet C, Slide 281-C) and with the west right of way of State Highway 290 / U. S. Highway 190 (Volume 917, Page 220), to a set 5/8' iron rod with aluminum cap stamped "TXDOT" on the southwest line of a public roadway known as South 1st Street, being the most easterly, northeast corner of said Lot 1, Block 1, being the most southerly corner of a called 0.160 acre tract conveyed to the State of Texas in Volume 919, Page 465, Deed Records of Bell County, Texas and being the beginning of an Access Denial Line, for the northwest corner of this tract;

THENCE departing the east line of said Lot 1, Block 1 and the west right of way of State Highway 290 / U. S. Highway 190, severing said 29.049 Acre tract;

- 3) South 73° 43' 57" East, 50.00 feet, to a set 5/8' iron rod with aluminum cap stamped "TXDOT", for the northeast corner of this tract;
- 4) South 25° 24' 58" East, 221.80 feet, to a set 5/8' iron rod with aluminum cap stamped "TXDOT", for a corner of this tract;
- 5) South 17° 51' 18" East, 165.80 feet, to a set 5/8' iron rod with aluminum cap stamped "TXDOT", for a corner of this tract;
- 6) South 07° 55' 26" East, 137.80 feet, to a set 5/8' iron rod with aluminum cap stamped "TXDOT", for a corner of this tract;
- 7) South 66° 54' 17" West, 241.84 feet, to a set 5/8' iron rod with aluminum cap stamped "TXDOT", for a corner of this tract;

THENCE continuing to sever said 29.049 Acre tract,

- 8) North 73° 48' 51" West, passing the southeast corner of said 0.029 acre tract at 160.01 feet, and continuing with the south line of said 0.029 acre tract, same being the north line of said Loop 363 for a total distance of 210.00 feet, to the POINT OF BEGINNING, also being the end of an Access Denial Line and containing 3.082 Acres (134,235.07 square feet) of Land.

EXHIBIT A

Page 3 of 4

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface factor of 1.00012.

This metes and bounds description to accompany a Surveyors Sketch of the herein described 3.082 Acre (134,235.07 square feet) tract.

Access is prohibited across the Access Denial Line to highway facility from the remainder of the abutting property.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Surveyed June 9, 2014



Charles C. Lucko
Registered Professional Land Surveyor
Registration No. 4636

A handwritten signature in blue ink, appearing to read "CCL", positioned below the printed name and registration information.

LEGEND

- ③ = PARCEL NUMBER
- △ = SET 5/8" IRON ROD WITH ALUMINUM CAP (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
- = SET 5/8" IRON ROD WITH 1x10" ALUMINUM CAP
- = STAMPED CONTROL OF ACCESS POINT
- = SET 5/8" IRON ROD WITH PLASTIC "ACS" CAP
- = FOUND TYPE II TxDOT MONUMENT
- = FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ⊙ = IRON PIPE FOUND
- ⊕ = PROPERTY LINE
- ⊖ = CENTER LINE
- () = RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- H— = ACCESS DENIAL LINE

SCALE IN FEET

0 200 400 600



LINE	BEARING	DISTANCE
L1	N 60°38'28" E	71.48'
L2	S 73°43'57" E	50.00'
L3	S 17°31'18" E	165.80'
L4	S 07°35'26" E	137.80'



MAXIMO MORENO SURVEY
ABSTRACT 14

LOT 1, BLOCK 1
TEMPLE COLLEGE
CAMPUS SUBDIVISION
Cibola, C. St. 281-C

CALLLED 0.029 ACRE
STATE OF TEXAS
PARCEL NO. 32, PART II
Vol. 913, Pg. 465

CALLLED 0.160 ACRE
STATE OF TEXAS
PARCEL NO. 32, PART III
Vol. 913, Pg. 465

CALLLED 29.049 ACRES
STATE OF TEXAS
Vol. 917, Pg. 220

POINT OF
COMMENCEMENT

S 73°48'51" E

335.04'

POINT OF
BEGINNING

N 73°48'51" W

210.00'

273°54'34"

203.32 LT

273°54'34"

277°11'24"

488.27 LT

277°11'24"

363.44 LT

277°11'24"

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CALLLED 0.029 ACRE
STATE OF TEXAS
PARCEL NO. 32, PART II
Vol. 913, Pg. 465

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